



# COUNTY OF SISKIYOU

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COMMUNITY DEVELOPMENT DEPARTMENT  
Building ♦ Environmental Health ♦ Planning  
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[Community Development Department](#)

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DIRECTOR

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## Agenda

### Siskiyou County Planning Commission Regular Meeting March 19, 2025 – 9:00 a.m.

#### Siskiyou County Meeting Chambers, 311 Fourth Street, 2<sup>nd</sup> Floor, Yreka, California

If a member of the public wishes to speak on an item on the agenda they must appear in person, complete a Speaker's Card, and return it to a staff member. Additionally, public comments may be emailed to [planning@co.siskiyou.ca.us](mailto:planning@co.siskiyou.ca.us) before 5:00 p.m. on the Tuesday before the Planning Commission meeting (the Clerk does not have the ability to access email during the meeting). Public comments submitted after the publication of the staff report will be provided to the Planning Commissioners by the day of the public hearing. If the public comment is to be read during the public hearing, please indicate that it should be read. Reading of any emailed public comment is limited to three (3) minutes. Emails that are not indicated to be read aloud will, in any case, be provided to the Commissioners and become part of the record.

Siskiyou County offers the option to listen to the meeting via Zoom as a courtesy to the public. If you wish to listen through teleconference, simply dial the call-in number below and enter the meeting ID#. If a technical error, outage, or disruption occurs, the Planning Commission reserves the right to discontinue Zoom access and to continue conducting business.

Remote Listening ONLY via Teleconference  
Call-in number: 1-669-900-6833  
Zoom Meeting ID: 828 4260 3900

In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify the Clerk of the Planning Commission 48 hours prior to the meeting at (530) 841-2100.

#### I. Call to Order: Siskiyou County Planning Commission Meeting

1. Pledge of Allegiance
2. Roll Call
3. Approval of Minutes: February 19, 2025; March 5, 2025
4. **Unscheduled Appearances:** Any person may address the Commission on any subject matter within the jurisdiction or responsibility of the Commission at the beginning of the meeting; or may elect to address the Commission on any agenda item at the time the item is called by the Chair, but before the matter is acted upon by the Commission. Unscheduled comments will be limited to five minutes.
5. **Conflict of Interest Declaration.**

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6. **Presentation of Documents:** All items presented to the Planning Commission during a public hearing become a permanent part of the record. Twelve copies of any information presented to the Commission should be given to the Clerk of the Commission for distribution to the Commissioners. In order to obtain an accurate record of the testimony, please address the Commission at the speaking table and clearly introduce yourself with your full name and address. **Your address will not be included in the minutes of the meeting.** A maximum of five minutes per speaker will be given so that all interested parties will have an opportunity to address the Commission.
7. **Availability of Public Records:** All public records related to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at 806 South Main Street, Yreka, CA 96097, at the same time that the public records are distributed or made available to the members of the legislative body. All project documents are on file at the Planning Division of the Siskiyou County Community Development Department, 806 South Main Street, Yreka, CA 96097, and available for public review.
8. **Public Hearing Protocol:** The public is encouraged to participate in the hearing process. The Chair of the Planning Commission will conduct the public hearing through the following actions:
  - A. The Chair introduces the agenda item.
  - B. The Staff Report is presented.
  - C. Submitted correspondence is acknowledged and made part of the public record.
  - D. Additional reports, arguments, or evidence will be submitted by other County departments or public agencies.
  - E. The Chair will ask if any of the Commissioners have questions of staff.
  - F. The Chair will open the public hearing.
  - G. Proponents are given an opportunity to present their arguments and evidence.
  - H. Opponents are given an opportunity to present their arguments and evidence.
    - I. Other public comments are given.
  - J. The project proponent is given an opportunity to present a rebuttal.
  - K. After all testimony has been given, the Chair will close the public hearing and the Commission will discuss the matter. During this discussion, Commission members may individually ask questions of the project proponent, opponent, or staff, at the convenience of the Commission.
  - L. After discussion, the Chair will ask for a motion and a second, and the Commission will render its decision.
9. **Right of Appeal Statement:** Projects heard at this Planning Commission meeting may be subject to appeal within ten (10) calendar days of today's meeting (if the 10th day falls on a weekend, the appeal must be received the following business day). Please contact the County Clerk for information. Appeals must be submitted to the County Clerk's office together with the appeal fee of \$1,250. If you challenge the environmental review or the project proposal in court, you may be limited to raising only those issues raised at the public hearing or in written correspondence delivered to Siskiyou County Planning at, or prior to, the public hearing.
10. **Changes to Agenda Items and Consideration of Agenda Items to be Continued.**

## II. Old Business

### **Agenda Item 1: Pine Place Road Exception Request (SP-24-04) / Categorically Exempt**

The project is located along the entire length of Pine Place Road (approximately 1,176 feet) in the Indian Creek Subdivision, north of the unincorporated community of Happy Camp; Township 17N, Range 7E, §22, HB&M; 41.8449°, -123.3853°. An exception request to the 50-foot centerline setback was previously heard and approved by the Planning Commission on November 20, 2024. Subsequent to that public hearing, it was determined that an exception to the building setback line that is twenty (20') feet distant and parallel to the property lines facing Pine Place Road should be considered as well, which is the subject of this public hearing. However, approval of this proposed exception request does not affect a 25-foot building setback line shown on the subdivision map that created the Indian Creek Subdivision (Town Map Book 3, Pages 1 and 1-A).

#### **Planning Staff Recommendations:**

Adopt Resolution PC 2025-003 taking the following actions:

1. Approve the exception for Pine Place Road from the twenty-foot setback requirement along county roadways to a reduced ten-foot setback; and
2. Determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15305, Class 5, *Minor Alterations in Land Use Limitations*.

(Discussion/Action Item)

- A. Staff Report
- B. Commission Questions
- C. Public Hearing
- D. Commission Discussion
- E. Roll Call Vote

## III. New Business

### **Agenda Item 1: Allen Use Permit (UP-23-11) / Categorically Exempt**

The project is a proposed conditional use permit to host up to eight events per year on a parcel zoned Non-Prime Agricultural, 40-acre minimum parcel size (AG-2-B-40). The project site is located at 5701 E. Louie Road, approximately 10 miles north of the city of Weed, Siskiyou County California, on APN 020-240-010; Township 43N, Range 5W, Section 3, MDB&M (Latitude 41°36' N, Longitude 122°24'45" W).

#### **Planning Staff Recommendations:**

Adopt Resolution PC 2025-007 taking the following actions:

1. Approve the Use Permit request based on the recommended findings and subject to the recommended conditions of approval; and
2. Determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15301.

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(Discussion/Action Item)

- A. Staff Report
- B. Commission Questions
- C. Public Hearing
- D. Commission Discussion
- E. Voice Vote

**Agenda Item 2: Pfeiffer Zone Change (Z-24-02) and Tentative Parcel Map (TPM-24-01) / Categorically Exempt**

The applicant is requesting approval of a zone change of 13.72 acres from Non-Prime Agricultural (AG-2) to Rural Residential Agricultural, 5-acre minimum parcel size (R-R-B-5) and a tentative parcel map to subdivide an existing 13.72-acre parcel into two parcels (6.86 acres, each). The project site is located at 9222 North Old Stage Road, west of the city of Weed; APN: 021-640-070; Township 41N, Range 5W, Section 15, MDBM; 41.3985°, -122.4174.

**Planning Staff Recommendations:**

Adopt Resolution PC 2025-006 taking the following actions:

1. Conditionally approve the proposed Tentative Parcel Map based on the recommended findings and subject to the recommended conditions of approval; and
2. Recommend the Board of Supervisors approve the Zone Change request based on the recommended findings and subject to the recommended conditions of approval; and
3. Recommend the Board of Supervisors determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15061(b)(3) and Section 15301 of the CEQA Guidelines.

(Discussion/Action Item)

- A. Staff Report
- B. Commission Questions
- C. Public Hearing
- D. Commission Discussion
- E. Roll Call Vote

**Agenda Item 3: Bennett Zone Change (Z-24-03) / Categorically Exempt**

The project is a proposed zone change for approximately 640 acres from Non-Prime Agricultural, 40-acre minimum parcel size (AG-2-B-40) and Rural Residential Agricultural, 40-acre minimum parcel size (R-R-B-40) to Timber Production (TPZ) in order to better align with the current use of the property as forest management for growing and harvesting timber. The project site is located Mill Creek Road, south and west of the city of Yreka on APNs 014-500-040 and 014-200-050; Township 44 North, Range 8 West, Section 1, MDB&M.

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**Planning Staff Recommendations:**

Adopt Resolution PC 2025-004 taking the following actions:

1. Recommend the Board of Supervisors approve the Zone Change request based on the recommended findings and subject to the recommended notations; and
2. Recommend the Board of Supervisors determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15264 of the CEQA Guidelines.

(Discussion/Action Item)

- A. Staff Report
- B. Commission Questions
- C. Public Hearing
- D. Commission Discussion
- E. Roll Call Vote

**III. Items for Discussion/Direction**

**1. Ongoing Staff Update Regarding the General Plan Update**

This is an ongoing agenda item pertaining to the Siskiyou County 2050 General Plan Update. Staff will be providing an update on the project schedule, deliverables, and any other updates relating to this project.

**III. Miscellaneous:**

1. **Future Meetings:** The next regular meeting of the Planning Commission is scheduled on Wednesday, April 16, 2025, at 9:00 a.m.
2. **Correspondence**
3. **Staff Comments**
4. **Commission Comments:** Under Government Code Section 54952.2, may include: (1) a brief announcement; (2) a question for clarification; (3) a brief report on his or her own activities; (4) request staff to report back to the body at a subsequent meeting concerning any matter, or (5) take action to direct staff to place a matter of business (or issue) on a future agenda.

**V. Adjournment**